

226-8511 ext. 213  
110 Myrtle Avenue

August 31, 1979

James Randel & Roger Leifer  
145 Main Street  
Westport, CT 06880

Re: ZBA Case #3068, 124 Riverside Ave. & 18 Burr Rd., J. Randel  
& R. Leifer

Dear Messrs. Randel and Leifer:

This is to certify that at the work session of the Zoning Board of Appeals held on August 28, 1979, the Board voted unanimously to grant your application, with conditions, as being within the intent of the Zoning Regulations and compatible with the health, safety and welfare of the Town. The Board found that a hardship was inherent in the size and shape of the structure which makes it unsuitable for single family dwelling as shown by many years of vacancy. The following resolution was adopted:

RESOLVED: "That the application of James Randel and Roger Leifer (Contract Purchasers), for 124 Riverside Ave. and 18 Burr Road, (John Curran, Trustee, owner), for variances of Sec. 13-3 to divide property into 2 lots of less than  $\frac{1}{2}$  acre each; and of Sec. 13-2 and 13-6 to allow 4 condominiums and lot coverage of 34% for parking on Plot A, s/a 124 Riverside Ave.; in Res. A Zone (Assess. Map 5302, lot 95), be granted in accordance with the plans filed with the application, and subject to the following conditions:

1. that fire and smoke detectors shall be installed in each unit;
2. that the parking area shall be gravel rather than paved to provide better drainage;
3. that the 6 ft. stockade fence shall be constructed as shown on the plan;
4. that the external renovation shall preserve the 19th century style of the building;
5. that construction of the 4 unit condominium building on Part A shall be in accordance with the plans on file with the application.

Effective Date: Contingent upon the applicant filing this resolution with the Town Clerk no later than September 28, 1979.

If this variance is not acted upon within one year of the effective date it becomes null and void.

Very truly yours,

Dorothy A. Lyne,  
Chairman

DAL:as

Enclosure

Certified Mail: R.R.R.

cc: Zoning Enforcement Officer; Building Inspector

to SHERIFF